



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: RBT Short Plat

Proposal Address: 3350 161st Ave SE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 6-acre commercial parcel into 2 parcels: Parcel 1 sized at 2.8 acres and Parcel 2 at 3.2 acres. The site is zoned Office/Limited Business 2 (OLB2) and is currently developed with 2 commercial buildings which would remain and be located on the separate lots.

File Number: 19-110471-LN

Applicant: Joleen Peterson, JMJ Team

Decisions Included: Preliminary Short Plat (Process II)

Planner: Peter Rosen, Senior Planner

State Environmental Policy Act Threshold Determination: **Determination of Nonsignificance**

Elizabeth Stead, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**

Peter Rosen, Senior Planner
Development Services Department

Application Date: April 17, 2019
Notice of Application: May 16, 2019
Minimum Comment Period: May 30, 2019
Decision Publication Date: January 9, 2020
Appeal Deadline: January 23, 2020

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Attachments:

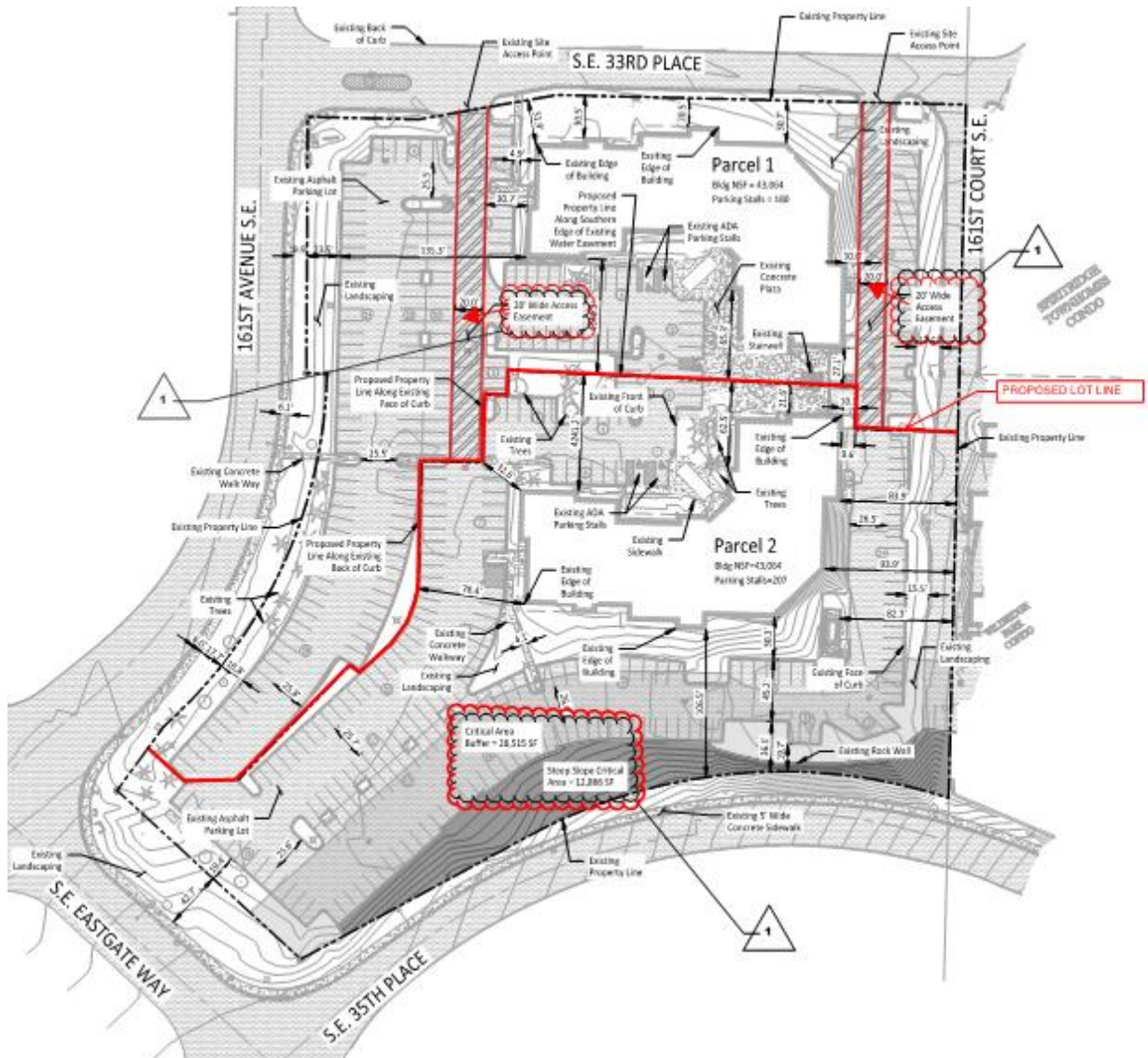
1. Short Plat Plans

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 6-acre commercial parcel (264,963 SF) into two parcels: Parcel 1 sized at 2.8 acres and Parcel 2 at 3.2 acres. The site is zoned Office/Limited Business 2 (OLB2) and is currently developed with 2 commercial buildings which would remain and be located on the separate lots. No development or expansion of the existing commercial buildings is proposed with the short plat application.

The parcels are currently accessed via an ingress/egress/utilities easement from SE 33rd Place, located on City of Bellevue Spiritridge Park property adjacent to the north of the subject site. The applicant is proposing two 20-foot wide access easements through Parcel 1 in order to access the newly created parcel 2. See Figure 1, Preliminary Short Plat Proposal.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is in the Eastgate subarea. It is currently developed with 2 office buildings, each building 43,064 net square feet in size. There is a total of 387 surface parking stalls on the site, which are shared by the 2 office buildings. There is perimeter and interior landscaping with mature trees on the site.

The site contains a steep slope critical area along the south portion of the property. The steep slope area and associated top-of-slope buffer are shown on Figure 1, Preliminary Short Plat proposal.

Surrounding land uses include:

- North: City-owned Spiritridge Park
- South: Interstate-90 WSDOT right-of-way
- West: Commercial Office
- East: Multi-family Residential

Figure 2 – Surrounding Land Uses



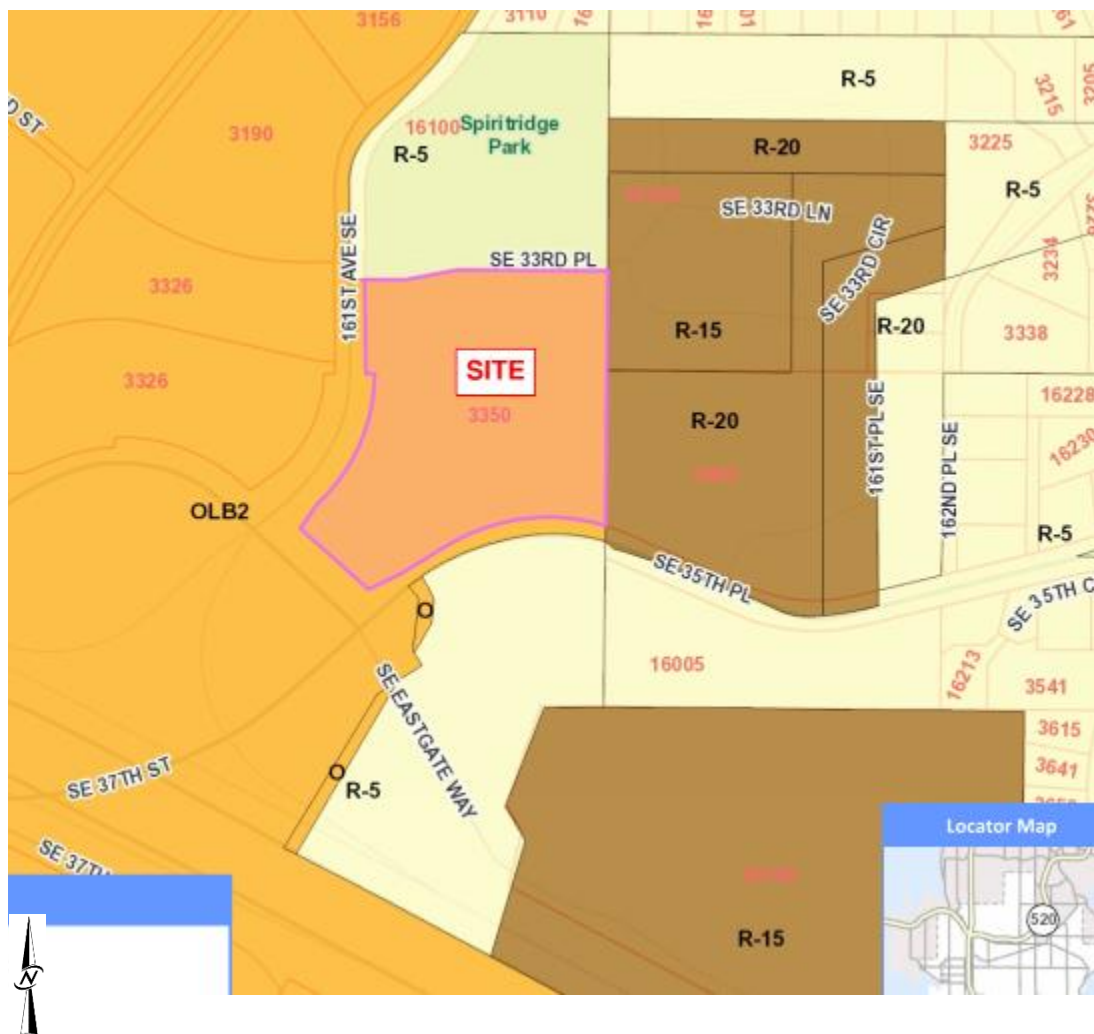
III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The subject site is zoned Office/Limited Business 2 (OLB2), see Figure 3 – Zoning Map below. The Comprehensive Plan designation is Office, Limited Business (OLB).

The two lots proposed with this short plat application are permitted within the OLB2 zone. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	OLB2 Eastgate Subarea Comprehensive Plan Designation: Office, Limited Business (OLB)	
Gross Site Area	264,963 square feet (approx. 6.08 acres)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	Not Required	Parcel 1: 124,972 SF 2.87 acres Parcel 2: 139,991 SF 3.21 acres
Minimum Lot Width	Not Required	Not Applicable
Minimum Lot Depth	Not Required	Not Applicable
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	0 Feet 0 Feet 0 Feet 0 Feet	Complies
Floor Area Ratio (FAR)	1 Parcel 2 ¹ : Maximum Allowed = 63,789 SF	Parcel 1: 0.35 Parcel 2: 43,274 SF
Maximum Lot Coverage by Structures	35%	Parcel 1: 17% Parcel 2 ² : 17%
Maximum Impervious Surface	Maximum hard surface coverage – 85% Maximum Impervious Surface – 60% Alternative Maximum Impervious Surface – 80%	³ Existing Parcel: 72% Parcel 1: 75% Parcel 2: 70%

¹ FAR Calculation for Office Floor Area Ratio for Sites with Critical Areas Outside BelRed (LUC 20.25H.045.C,1):

$$[(0.5)(\text{Buildable area in square feet}) + (0.5)(\text{Total critical area and critical area buffer in square feet})(\text{Development factor})] = \text{Maximum office development potential}$$

$$.5(98,610 \text{ SF}) + .5(41,382 \text{ SF})(.7) = 49,305 + 14,484 = 63,789 \text{ SF}$$

² Parcel 2 Area = 139,991 SF – 12,866 SF steep slope area = 127,125 SF
Structure Footprint = 21,492 SF 21,492 SF/127,125 SF = 16.9%

³ No increase or change in impervious surface area is proposed with the short plat. Future redevelopment will be required to comply with impervious surface area standards.

Refer to Conditions of Approval regarding impervious surface standards in Section IX of this report.

Transition Area Design District (LUC Part 20.25B)

The multi-family transition zone extends onto the east portion of the site due to the multi-family zoning and development to the east of the site, across 161st PI SE. The single-family transition zone applies to the remainder of the subject site due to single-family zoning districts to the north and south of the site. See Figure 4 – Transition Areas. However, the required standards for “districts providing transition” apply only to development and the proposed short plat does not include any development (defined as structures or other modifications of the natural landscape, LUC 20.50.016). Therefore, the transition area standards do not apply to the proposed short plat but would apply with future redevelopment of the site.

Figure 4 – Transition Areas



Tree retention (LUC 20.20.900.D)

Short plat applications are required to retain a minimum of 30% of the total diameter inches of existing significant trees on a site. Final Short Plat Sheet 2 of 4 includes a tree schedule of the significant trees on the site. No existing trees are proposed to be removed as part of the short plat application.

Parking (LUC 20.20.590)

General office uses require a minimum of 4 parking spaces/1,000 net square feet (nsf) and a maximum of 5 parking spaces/1,000 net square feet (nsf). For Parcel 1, the building area is 39,426 nsf, requiring a minimum of 158 parking stalls, and 180 parking stalls are provided. For Parcel 2, the building area is 39,952 nsf, requiring a minimum of 160 parking stalls, and 207 parking stalls are provided. Each of the proposed lots include sufficient parking spaces to meet the minimum parking standards for the existing buildings located on each lot.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposed short plat requires SEPA review due to the presence of steep slope critical areas on the southern portion of Parcel 2. The SEPA categorical exemptions do not apply within critical areas (BCC 22.02.032.C and D).

The proposed short plat does not include development or physical alteration of the site. Therefore, no environmental impacts are expected. City codes and standards will adequately address potential environmental impacts and no SEPA mitigation measures are required.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Sewer

There is an existing 10' sewer easement that will be on Parcel 2. The side sewer extends from this easement, through part of Parcel 2 and over onto Parcel 1. The final plat should include easement for the side sewer so that the owners of Parcel 1 can access the line for maintenance should the property be sold to a separate owner.

Storm Drainage

The site currently has a joint use private storm drainage conveyance system. The final plat should include standard plat short language for joint use maintenance as well as easement. Please contact me for standard language if needed.

B. Fire Department Review

The Fire Department has reviewed and approved the preliminary short plat with no conditions.

C. Clearing & Grading Review

Clearing & Grading has reviewed and approved the preliminary short plat with no conditions.

D. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering and survey plans must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the final plat permit.

Site Access

The proposed two lot short plat is comprised of an existing lot on the northeast corner of 161st Avenue NE and Eastgate Way, which has two existing commercial office buildings taking access from SE 33rd Place via two commercial driveways. The site is bordered by SE 33rd Place on the north, 161st Avenue SE on the west, and SE Eastgate Way on the south. 161st Avenue NE is a two-lane road classified as a local street, SE Eastgate way is a three-lane road classified as a minor arterial, and SE 33rd Place is a two-lane private road. There is currently a 6-foot-wide sidewalk along the SE 33rd Place, 161st Avenue NE, SE Eastgate Way, and SE 35th Place frontages.

Access for the short plat will be via two existing commercial driveways off SE 33rd Place. SE 33rd Place is a two-lane private road contained within a City of Bellevue Parks owned property. The Parks department owns and maintains the private road in the vicinity of the RBT Short Plat SE 33rd Place access. There is an existing access easement across the Parks property allowing the RBT Short Plat and other parcels to the east to gain access through SE 33rd Place. Lot 2 will gain access from SE 33rd Place through Lot 1 via a 20-foot-wide access easement to each of the commercial driveways on SE 33rd Place.

With the completion of this short plat, each separate parcel will have the potential to redevelop in the future. The access provided by this short plat through the Parks department easement on SE 33rd Place may not be suitable for future uses or traffic volume on either lot. Access for any future developments will be required to meet the Transportation Code, design standards, and applicable regulations in effect at the time of future redevelopment of the site. Future site access for both lots may be restricted from SE 33rd Place and required to gain access from 161st Avenue SE.

Street Frontage Improvements

The RBT short plat has street frontage within the access easement on SE 33rd Place and along 161st Avenue SE, SE Eastgate Way, and SE 35th Place. SE 33rd Place is a two-lane private road contained within a City of Bellevue Parks owned property. The Parks department owns and maintains the private road in the vicinity of the RBT Short Plat SE 33rd Place access. There is an existing access easement across the Parks property allowing the RBT Short Plat and other parcels to the east to gain access through SE 33rd Place. There is currently an existing 6-foot-wide sidewalk along the 161st Avenue SE, SE Eastgate Way, and SE 35th Place, and there is a 5-foot-wide bike lane along SE Eastgate Way. Pedestrian curb ramps are located on the southwest corners and northwest corner of the parcel street frontage. The lot is bordered by multi-family developments to the east, Spirit Ridge park on the north, and commercial buildings on the west.

Street frontage improvements under this commercial short plat are required at the time of any future redevelopment of the site. This short plat will divide the existing parcel into two

parcels, with one existing building remaining on each parcel. Access to the site will remain at the existing driveways, and no additional traffic impacts will result from this short plat. All frontage improvements for this site will be required with any future redevelopment of the site. With respect to the street frontage improvements required by this condition, each parcel will be required to meet the Transportation Code, design standards, and applicable regulations in effect at the time of the future redevelopment of the site.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Because there are zero new p.m. peak hour trips to be generated by the RBT Short Plat, there are no traffic impacts for this short plat. Therefore, no additional mitigation is required.

VI. PUBLIC NOTICE AND COMMENT

Application Date:	April 17, 2019
Public Notice (500 feet):	May 16, 2019
Minimum Comment Period:	May 30, 2019
SEPA Public Notice (500 feet):	December 12, 2019
Minimum Comment Period:	December 27, 2019

The Notice of Application for the short plat was published in the City of Bellevue weekly permit bulletin on May 16, 2019. It was mailed to property owners within 500 feet of the project site. Public information signs were installed on the site the same day. Several public comments were received; all comments were concerned about redevelopment on the site. There were no objections or issues with the proposed short plat because no new development is associated with the proposal.

The proposal was re-noticed on December 12, 2019 because SEPA environmental review is required. No public comments were received.

VII. DECISION CRITERIA:

Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. The site is currently developed with adequate utility services and access. Access easements are proposed through Parcel 1 to provide legal access to Parcel 2. Joint use agreements will be required for maintenance of

the shared access and utilities. **Refer to Conditions of Approval regarding Utilities in Section IX of this report.**

No development is proposed with the short plat. Frontage improvements will be required with future redevelopment of the site, as required by the Transportation Code and standards. In addition, site access for future redevelopment may be restricted from SE 33rd and required to gain access from 161st Ave SE. **Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

2. The public interest is served by the short subdivision.

Finding: The proposed short subdivision does not include any development activity that would be of public interest. The proposal is in accordance with the Comprehensive Plan and consistent with City codes and standards, which are intended to protect public interests.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The proposed short subdivision does not include any development activity or physical alteration of the site. No existing trees would be removed. A steep slope area has been identified along the south portion of the site, on Parcel 2, and the floor area ratio (FAR) for the existing building has been calculated and complies with the *Calculation for Office Floor Area Ratio for Sites with Critical Areas Outside BelRed, LUC 20.25H.045.C.1.*

The steep slope shall be noted on the final short plat and all trees and vegetation within this area shall be retained. **Refer to Conditions of Approval regarding steep slope and vegetation retention in Section IX of this report.**

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: As designed and conditioned, the proposal complies with the Land Use Code requirements for the Office/Limited Business 2 (OLB2) land use district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.B of this report for dimensional requirements.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The subject site is in the Eastgate subarea. No development or expansion of the existing commercial buildings is proposed under this short plat application.

Comprehensive Plan policies encourage office uses without impacting residential

neighborhoods:

Policy S-EG-3: Encourage office and retail land uses that take advantage of freeway access, transit service, and non-motorized transportation alternatives without adversely impacting residential neighborhoods.

Discussion: Intense office development can generate adverse traffic impacts and block residential views. Site design also can impact residential quality. To support this policy, office and retail development should be well designed so that it is compatible with surrounding neighborhoods and be oriented around a multi-modal transportation system that reduces vehicular congestion and traffic impacts.

This Comprehensive Plan policies are implemented in the Land Use Code with Transition Area Design standards. The multi-family transition zone extends onto the east portion of the site due to the multi-family zoning and development to the east of the site, across 161st PI SE. The single-family transition zone applies to the remainder of the subject site due to single-family zoning districts to the north and south of the site. See Figure 4 – Transition Areas. Transition Area standards require landscape buffers, building height limits, and site/building design guidelines to ensure compatibility with surrounding residential development. These Transition Area standards would apply with future redevelopment of the site.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: The parcels are currently developed with office buildings and no development is proposed with the short plat application. The proposed parcels are configured so they can reasonably be redeveloped in conformance with Land Use Code requirements without requiring a variance.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities Department has reviewed the preliminary short plat and determined that all necessary utilities and drainage improvements will accommodate the existing development.

Access easements are proposed through Parcel 1 to provide legal access to Parcel 2. Transportation Review has required conditions for street frontage improvements with future redevelopment and that future site access may be restricted from SE 33rd and required to gain access from 161st Ave SE. **Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the RBT Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow (425) 452-7860
Fire Code – BCC 23.11	Glen Albright (425) 452-4270
Land Use Code – BCC Title 20	Peter Rosen (425) 452-5210
Transportation Develop. Code – BCC 14.60	Ian Nisbet (425) 452-4851
Right-of-Way Use Code 14.30	Ian Nisbet (425) 452-4851
Utility Code – BCC Title 24	Alison Kolberg (425) 452-6054

A. GENERAL CONDITIONS:

1. UTILITIES

The final plat shall include an easement for the side sewer so that the owners of Parcel 1 can access the line for maintenance should the property be sold to a separate owner.

The final plat shall include standard short plat language for the maintenance of the joint use private storm drainage conveyance system maintenance as well as an easement. Please contact me for standard language if needed.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06

REVIEWER: Alison Kolberg, Utilities Department

2. TRANSPORTATION

REQUIREMENTS FOR FUTURE DEVELOPMENT

Access requirements and frontage improvements for each lot will be determined with any future redevelopment of the lots, and will be required to meet the Transportation Code, design standards, and applicable regulations in effect at that time.

AUTHORITY: BCC 14.60
REVIEWER: Ian Nisbet, (425) 452-4851

3. LAND USE

REQUIREMENTS FOR FUTURE DEVELOPMENT – Impervious Surface Area Standards

Future redevelopment will be required to comply with impervious surface area standards.

AUTHORITY: Land Use Code – BCC Title 20
REVIEWER: Peter Rosen, Land Use Review

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

4. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130
REVIEWER: Ian Nisbet, (425) 452-4851

5. ACCESS FOR FUTURE REDEVELOPMENT

The final Subdivision map must include a note that specifies upon redevelopment for each lot, access for each lot must meet the Transportation Code, design standards, and applicable regulations in effect at the time of the future redevelopment of the site.

AUTHORITY: BCC 14.60
REVIEWER: Ian Nisbet, (425) 452-4851

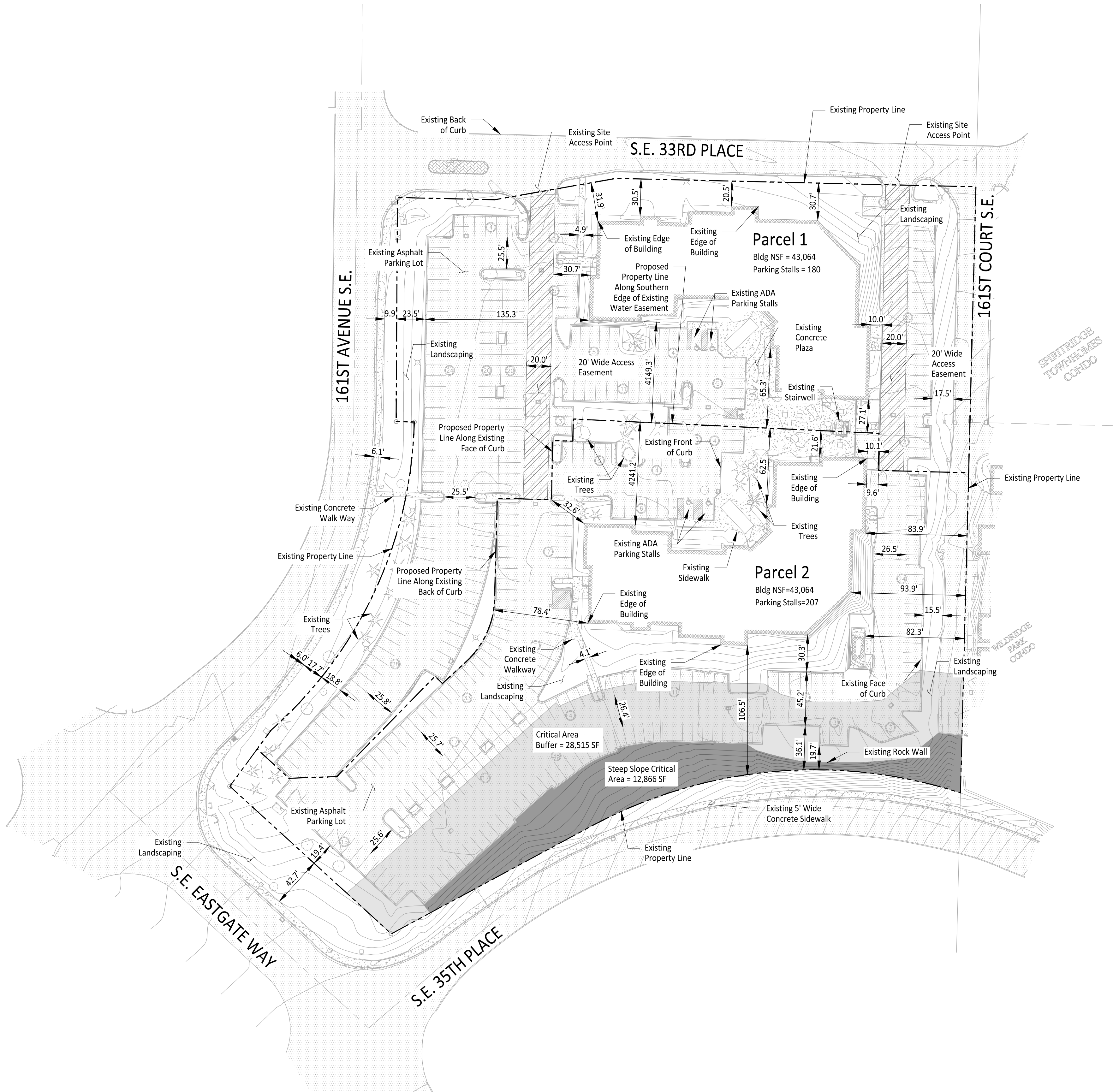
6. STEEP SLOPE AND VEGETATION RETENTION

The final Subdivision map shall include a note identifying the steep slope critical area and that all existing trees and vegetation within the steep slope area shall be retained.

AUTHORITY: Land Use Code – BCC Title 20
REVIEWER: Peter Rosen, Land Use Review

Attachments:

2. Short Plat Plans



GENERAL NOTES

- Site Access Easements:
 - An easement between Parcel 1 to Parcel 2 will be prepared and recorded for vehicle access through the existing Parcel 1 parking lot to Parcel 2.
 - A 20.0' wide fire/emergency access easement from Parcels 1 & 2 to the City will be prepared and recorded for emergency vehicle and fire truck access to both parcels.
 - Reciprocal pedestrian access easements between Parcels 1 & 2 will be prepared and recorded to allow for pedestrian access between each of the parcels and public right-of-way as needed.
- Utility Easements:
 - Reciprocal utility easements between Parcels 1 & 2 will be prepared and recorded for existing domestic, fire, sanitary sewer, storm drainage, power, telecommunications, and natural gas service to the buildings and for the use of existing infrastructure within the asphalt parking lots to serve the parcels.
- Landscape/Illumination Easements:
 - Reciprocal landscape and illumination easements between Parcels 1 & 2 will be prepared and recorded for the use and maintenance of existing landscape planters and site lights within the site.

SITE DATA

NE 1/4, SE 1/4, SECTION 11, TOWNSHIP 24 N. RANGE 5E., W.M.

Original TPN: 1124059015

Zoning: OLB-2

Use: Commercial Office

City of Bellevue Land Use Code Setbacks:

- Front Yard: 0 ft
- Side Yard: 0 ft
- Rear Yard: 0 ft

Overlay Districts: None

Required Parking for Office Use

- 4 Stalls per 1,000 NSF of Building Area

Parcel 1 Parking

- Building = 43,064 NSF
- 39,426 / 1 Stall Per 250 SF= 158 Stalls
- Total Parking on Parcel = 180 Stalls

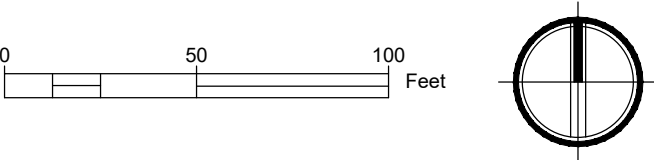
Parcel 2 Parking

- Building = 43,064 NSF
- 39,952 / 1 Stall Per 250 SF= 160 Stalls
- Total Parking on Parcel = 207 Stalls

Impervious Surface Area Calculations	Area (SF)
Existing Parcel	
Parcel Area	264,963
Pervious Area	73,767
% Impervious	72%
Proposed Parcel 1	
Parcel Area	124,972
Pervious Area	31,526
Impervious Area	75%
Proposed Parcel 2	
Parcel Area	139,991
Pervious Area	42,241
Impervious Area	70%

Lot Coverage	Area (SF)
Proposed Parcel 1	
Parcel Area	124,972
Structures	21,492
Lot Coverage	17%
Proposed Parcel 2	
Parcel Area	139,991
Steep Slope Critical Area	12,866
Parcel Area Minus Slope Area	127,125
Structures	21,492
Lot Coverage	17%

Floor Area Ratio	Area (SF)
Proposed Parcel 1	
Building Gross Square Footage	43,660
Parcel Area	124,972
Parcel 1 FAR	0.35
Proposed Parcel 2	
Buildable Area (50% of 98,610 SF)	49,305
Steep Slope Crit. Area (50% of 12,866 SF)	6,433
Critical Buffer Area (50% of 28,516 SF)	14,258
Development Factor	0.7
Maximum SF for FAR	63,789
Building Gross Square Footage	43,274
Parcel Area	139,991
Parcel 2 FAR	0.90



CALL TWO BUSINESS DAYS
BEFORE YOU DIG



1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

RBT Realty LLC
3350 161st Ave SE
Bellevue, WA 98008
(206) 618-9348

Engineer:

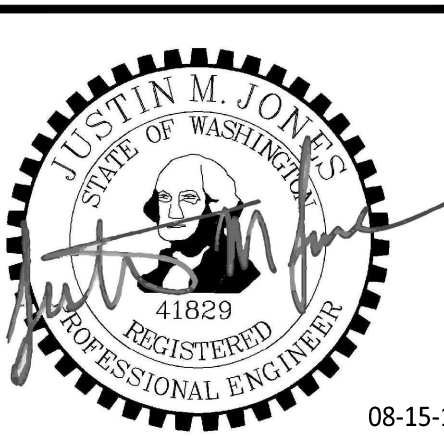


Justin Jones, PE
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:

3350 161st Avenue S.E. /
3460 161st Avenue S.E.
Short Plat

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY



REV	DATE	DESCRIPTION

SHEET TITLE:

Site Plan

PROJ. NO: 1534-002

DATE: August 15, 2019

DRAWN BY:

DESIGN BY:

SHEET NUMBER:

C-01

DWG:

_____ OF _____

NW 1/4, SE 1/4, SEC. 11,
T. 24 N., R. 5 E., W.M.
TAX PARCEL 112405-9015

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO STREETS, ALLEYS AND RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.

REAL PROPERTY & SURVEY _____ DATE _____
DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED: _____
ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____.
ASSESSOR _____ DEPUTY ASSESSOR _____
ACCOUNT NUMBER _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
20_____, AT _____ M. IN BOOK _____ OF SURVEYS
AT PAGE _____ AT THE REQUEST OF KATHLEEN D. CASSOU.

DIRECTOR OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF RBP REALTY, LLC IN SEPTEMBER OF 2019.

KATHLEEN D. CASSOU _____ CERTIFICATE NO. 27133



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO.

217-8225-001

SHEET 1 OF 4

ORIGINAL PARCEL DESCRIPTIONS

(BASED UPON CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 190978-SC, DATED APRIL 1, 2019)
NOTE: THE BEARINGS LABELED "SURVEY" IN THE TITLE GUARANTEE MENTIONED ABOVE, REFERENCE A 2017 A.L.T.A. SURVEY BY TERRANE, FOR PINE FOREST PROPERTIES, INC.

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION, SOUTH 01°27'10" WEST 466.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID EASTERLY LINE, NORTH 88°39'25" WEST (SURVEY: NORTH 88°38'27" WEST) 296.91 FEET;
THENCE SOUTH 80°01'59" WEST (SURVEY: SOUTH 80°02'57" WEST) 101.98 FEET;
THENCE NORTH 88°39'25" WEST (SURVEY: NORTH 88°38'27" WEST) 80.00 FEET TO THE EASTERLY LINE OF 161ST AVENUE SOUTHEAST;
THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF 161ST AVENUE SOUTHEAST TO THE NORTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 2 (EASTGATE WAY) AS SHOWN ON THE RECORD OF SURVEY RECORDED MAY 1, 1980, UNDER RECORDING NUMBER 8005019006;
THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHERLY LINE OF SOUTHEAST 35TH PLACE, AS SHOWN ON SAID RECORD OF SURVEY;
THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID SUBDIVISION;
THENCE ALONG SAID EASTERLY LINE NORTH 01°27'10" EAST (SURVEY: NORTH 01°28'08" EAST) TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES, AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°27'10" WEST, 426.68 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°27'10" WEST 40.00 FEET;
THENCE NORTH 88°39'25" WEST 296.91 FEET;
THENCE SOUTH 80°01'59" WEST 101.98 FEET;
THENCE NORTH 88°39'25" WEST 80.00 FEET TO THE EAST MARGIN OF 161ST AVENUE SOUTHEAST, AS BASED ON THE RECORD OF SURVEY RECORDED FEBRUARY 8, 1979, UNDER RECORDING NUMBER 7902089001;
THENCE NORTH 00°20'21" EAST 60.01 FEET;
THENCE SOUTH 88°39'25" EAST 478.04 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES, AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8002150787 DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT FROM THE NORTH LINE OF SAID SUBDIVISION, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EASTERLY ALONG SAID LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20 FEET DISTANT FROM THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG SAID LINE THAT IS PARALLEL TO AND 20 FEET DISTANT FROM THE WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTHERLY ALONG SAID WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT FROM THE NORTH LINE OF SAID SUBDIVISION, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH:

AN EASEMENT FOR SIDEWALK AND UNDERGROUND UTILITIES AND TELEPHONE LINES AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER- QUARTER SECTION;
THENCE SOUTH 01°27'10" WEST 406.68 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 01°27'10" WEST 20.00 FEET ALONG SAID EAST LINE;
THENCE NORTH 88°39'25" WEST 478.04 FEET TO THE EAST MARGIN OF 161ST AVENUE SOUTHEAST;
THENCE NORTH 00°20'21" EAST 20.00 FEET ALONG SAID EAST MARGIN;
THENCE SOUTH 88°39'25" EAST 478.43 FEET TO THE POINT OF BEGINNING.

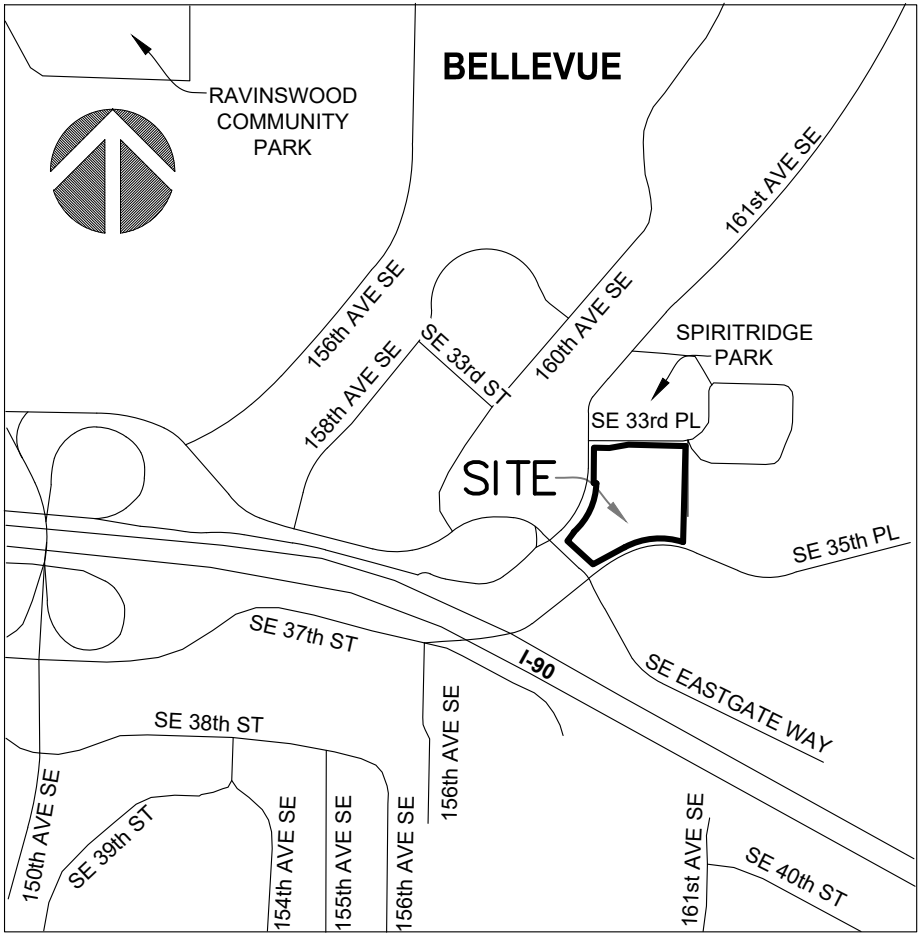
TOGETHER WITH:

AN EASEMENT FOR SIGNS AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, AS AFFECTED BY A SIGN RIGHTS ASSIGNMENT RECORDED UNDER RECORDING NUMBER 8605071001, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

SUCH PORTION OF THE WESTERLY 100 FEET OF THE INGRESS, EGRESS, AND UNDERGROUND UTILITY EASEMENT DESCRIBED IN PARCEL B ABOVE, UPON WHICH THE TRAFFIC ISLAND, AS IT EXISTED ON MARCH 17, 1982, WAS LOCATED.

VICINITY MAP
N.T.S.



REFERENCES

- RECORD OF SURVEY BOOK 23, PGS 146-146A, RECORDING #198005019006, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BOOK 123, PG 91; REC #199807279002, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BOOK 139, PGS 129-129A; RECORDING #20000804900002, RECORDS OF KING COUNTY, WASHINGTON.
- HIGHWAY MAP FOR SR 90 (RICHARDS ROAD TO LAKE SAMMAMISH); DRAWER 82, SEQUENCE 7; SHEET 7 OF 13, DATED JUNE 12, 1969.
- CC&F I-90/BELLEVUE BUSINESS PARK DIVISION 1, VOLUME 121, PGS 101-103; RECORDING #198203180677, RECORDS OF KING COUNTY, WASHINGTON.
- SPIRITRIDGE NO. 5, VOLUME 80, PGS 92-93; RECORDING #196610196097245, RECORDS OF KING COUNTY, WASHINGTON.
- ALTA/NSPS SURVEYED BY TERRANE, DATED JULY 2017 (PROVIDED BY RBT REALTY, LLC)

PROPERTY ADDRESSES

ADDRESS:
3350 161ST AVENUE S.E.
BELLEVUE, WA. 98008

ADDRESS:
3460 161ST AVENUE S.E.
BELLEVUE, WA. 98008

CITY OF BELLEVUE
TWO LOT SHORT PLAT
NE 1/4, SE 1/4, SECTION 11,
TOWNSHIP 24 N., RANGE 5 E., W.M.

DATE 09/06/2019

DRAWN SNS

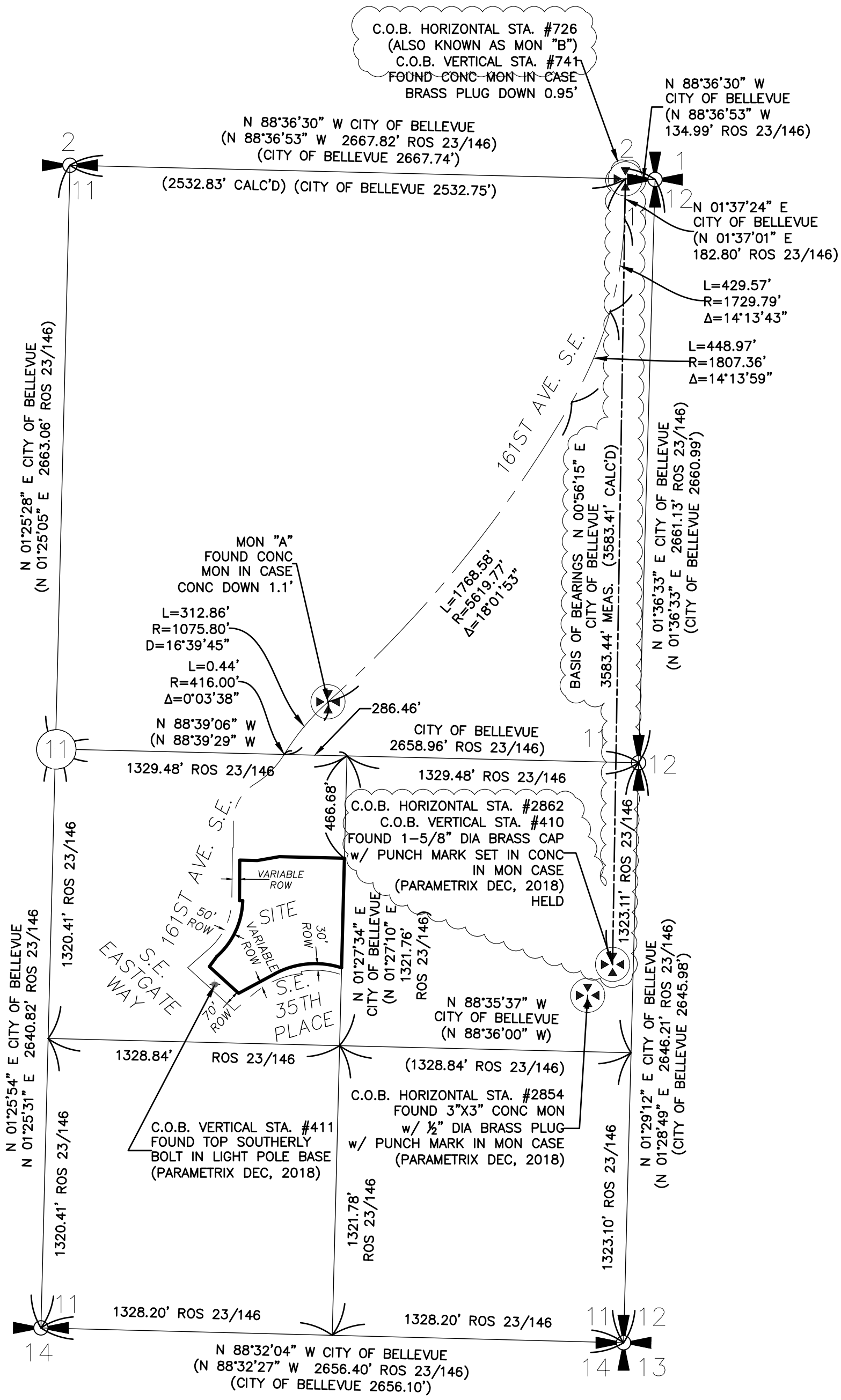
CHECKED KDC

APPROVED KDC

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PER ALTA/NSPS SURVEY BY TERRANE, DATED JULY 2017
(CITY OF BELLEVUE BENCHMARKS FOUND BY
PARAMETRIX ALSO SHOWN AS NOTED)



EASEMENTS

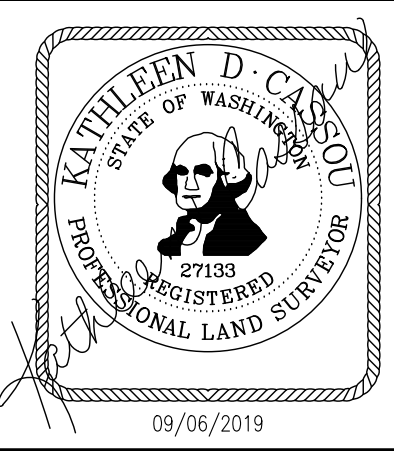
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MUNICIPALITY OF METROPOLITAN SEATTLE
PURPOSE: TRUNK SEWER LINE
RECORDING DATE: APRIL 16, 1963
RECORDING NO.: 5570601
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAYS CONSTRUCTED ON LANDS CONDEMNED BY PROCEEDINGS UNDER KING COUNTY COUNTY SUPERIOR COURT CAUSE NO.: 736601
BY: STATE OF WASHINGTON "DOCUMENT NOT PROVIDED"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WASHINGTON NATURAL GAS COMPANY, A PUBLIC UTILITY CORPORATION
PURPOSE: GAS PIPELINE
RECORDING DATE: FEBRUARY 29, 1972
RECORDING NO.: 7202290454
AFFECTS: PORTION OF SAID PREMISES
SAID EASEMENT SUPERSEDES AND REPLACES THE EASEMENT RECORDED UNDER RECORDING NUMBER 7110260442 "N/A"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: FEBRUARY 15, 1980
RECORDING NO.: 8002150787
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: MARCH 19, 1980
RECORDING NO.: 8003190223
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE AND LINES
RECORDING DATE: NOVEMBER 6, 1981
RECORDING NO.: 8111060688
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
PURPOSE: CONSTRUCTING, INSTALLING, A WATER PIPELINE AND LINES
RECORDING DATE: NOVEMBER 6, 1981
RECORDING NO.: 8111060689
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: DECEMBER 11, 1981
RECORDING NO.: 8112110348
AFFECTS: PORTION OF SAID PREMISES
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. "AS CONSTRUCTED"
- UNRECORDED EASEMENT FOR TELEPHONE LINES ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHERLY PROPERTY LINES OF SAID PREMISES, AS DISCLOSED BY DRAWING ATTACHED TO EASEMENT RECORDED UNDER RECORDING NUMBER 8112110348, AND BY TELEPHONE RISERS LOCATED AT THE NORTHEASTLY CORNER OF SAID PREMISES AND TELEPHONE VAULT AT THE SOUTHWESTERLY PORTION OF SAID PREMISES AS DISCLOSED ON SURVEY PREPARED BY DENNIS J. SALTYS (WASHINGTON REGISTRATION NO. 27328) OF BARGHAUSEN CONSULTING ENGINEERS, INC., DATED MAY 1, 2006, LAST REVISED MARCH 2010, UNDER JOB NO. 11532.
"AS CONSTRUCTED"

TREE SCHEDULE

SIGNIFICANT TREES		
TREE ID	SPECIES	DIAMETER
T-1	DOUGLAS FIR	16"
T-2	DOUGLAS FIR	18"
T-3	DOUGLAS FIR	16"
T-4	DOUGLAS FIR	18"
T-5	CEDAR	20"
T-6	DOUGLAS FIR	16"
T-7	DOUGLAS FIR	16"
T-8	DECIDUOUS (UNK)	14"
T-9	DECIDUOUS (UNK)	8"
T-10	DECIDUOUS (UNK)	12"
T-11	DOUGLAS FIR	24"
T-12	DOUGLAS FIR	12"
T-13	CEDAR	15"
T-14	CEDAR	15"
T-15	CEDAR	14"
T-16	DECIDUOUS (UNK)	9"
T-17	DECIDUOUS (UNK)	10"
T-18	DOUGLAS FIR	24"
T-19	DOUGLAS FIR	24"
T-20	DOUGLAS FIR	24"
T-21	DECIDUOUS (UNK)	12"
T-22	DECIDUOUS (UNK)	16"
T-23	DECIDUOUS (UNK)	16"
T-24	DOUGLAS FIR	28"
T-25	DOUGLAS FIR	24"
T-26	PINE	16"
T-27	DECIDUOUS (UNK)	14"
T-28	DECIDUOUS (UNK)	15"
T-29	DOUGLAS FIR	16"
T-30	DOUGLAS FIR	26"
T-31	DOUGLAS FIR	18"
T-32	DOUGLAS FIR	34"
T-33	DOUGLAS FIR	22"
T-34	DOUGLAS FIR	24"
T-35	DOUGLAS FIR	16"
T-36	DOUGLAS FIR	15"
T-37	DOUGLAS FIR	20"
T-38	DECIDUOUS (UNK)	16"
T-38	DECIDUOUS (UNK)	15"
T-40	DECIDUOUS (UNK)	22"

SURVEY NOTES

- THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2016, JULY OF 2017 AND DECEMBER OF 2018 AND IS A COMBINATION OF FIELD SURVEYS BY TERRANE (CIRCA OCTOBER 2016 & JULY 2017) AND PARAMETRIX. PARAMETRIX HAS FIELD VERIFIED AND AUGMENTED THE 2016/2017 SURVEY.
- BEARINGS PUBLISHED IN THE LEGAL DESCRIPTION ON PAGE 1 OF THIS SURVEY, SHOWN AS "SURVEY" IN PARENTHESIS ARE BASED UPON A 2017 SURVEY BY TERRANE, REFERENCED IN NOTE 1 ABOVE. BEARINGS SHOWN ON THIS SHORT PLAT SURVEY ARE BASED UPON CITY OF BELLEVUE CONTROL, AS REQUIRED BY THE CITY OF BELLEVUE REVIEW OF THIS SHORT PLAT.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO. 1124059015.
- APPROXIMATE SUBJECT PROPERTY AREA IS:
264,963 SQ FT +/- (6.08 ACRES)
- INSTRUMENTATION FOR THIS SURVEY WAS TOPCON GR3 GPS AND LEICA 1203 ROBOTIC TOTAL STATION. METHODOLOGY: FIELD TRAVERSE AND GPS. MEETS OR EXCEEDS SURVEY STANDARD AS PER:
WAC 332-130-050
WAC 332-130-090
WAC 332-130-100
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0079667-06, WITH AN EFFECTIVE DATE OF JUNE 19, 2017 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53033C0659F, WITH AN EFFECTIVE DATE OF MAY 16, 1995 FOR COMMUNITY NO. 530074, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 387, INCLUDING 4 DESIGNATED DISABLED SPACES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS FOUND AT THE TIME OF OUR SURVEY.
- BASIS OF BEARING: ACCEPTED A BEARING OF N00°56'15"E BETWEEN FOUND C.O.B. MON 2862 AND FOUND C.O.B. MON 0726, ALSO KNOWN AS MON "B" PER REFERENCE NO. 1.
- DATUM: HORIZONTAL-WASHINGTON STATE PLANE COORDINATE SYSTEM NAD(83/2011) NORTH ZONE. VERTICAL-NAVD 1988 TIED TO CITY OF BELLEVUE STATION #410 AT ELEV=132.224'
- SUBJECT PROPERTY HAS ACCESS TO 161ST AVENUE S.E., A PUBLICLY DEDICATED RIGHT OF WAY, VIA PARCEL B, INGRESS/EGRESS EASEMENT.
- THE ADDRESSES SHOWN ON THE BUILDINGS ARE POSTED ON-SITE.



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO.
217-8225-001

SHEET 2 OF 4

CITY OF BELLEVUE
TWO LOT SHORT PLAT

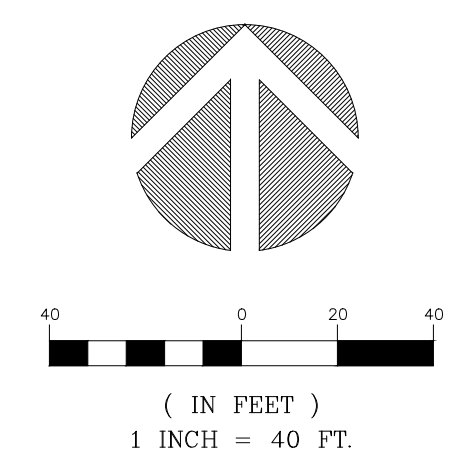
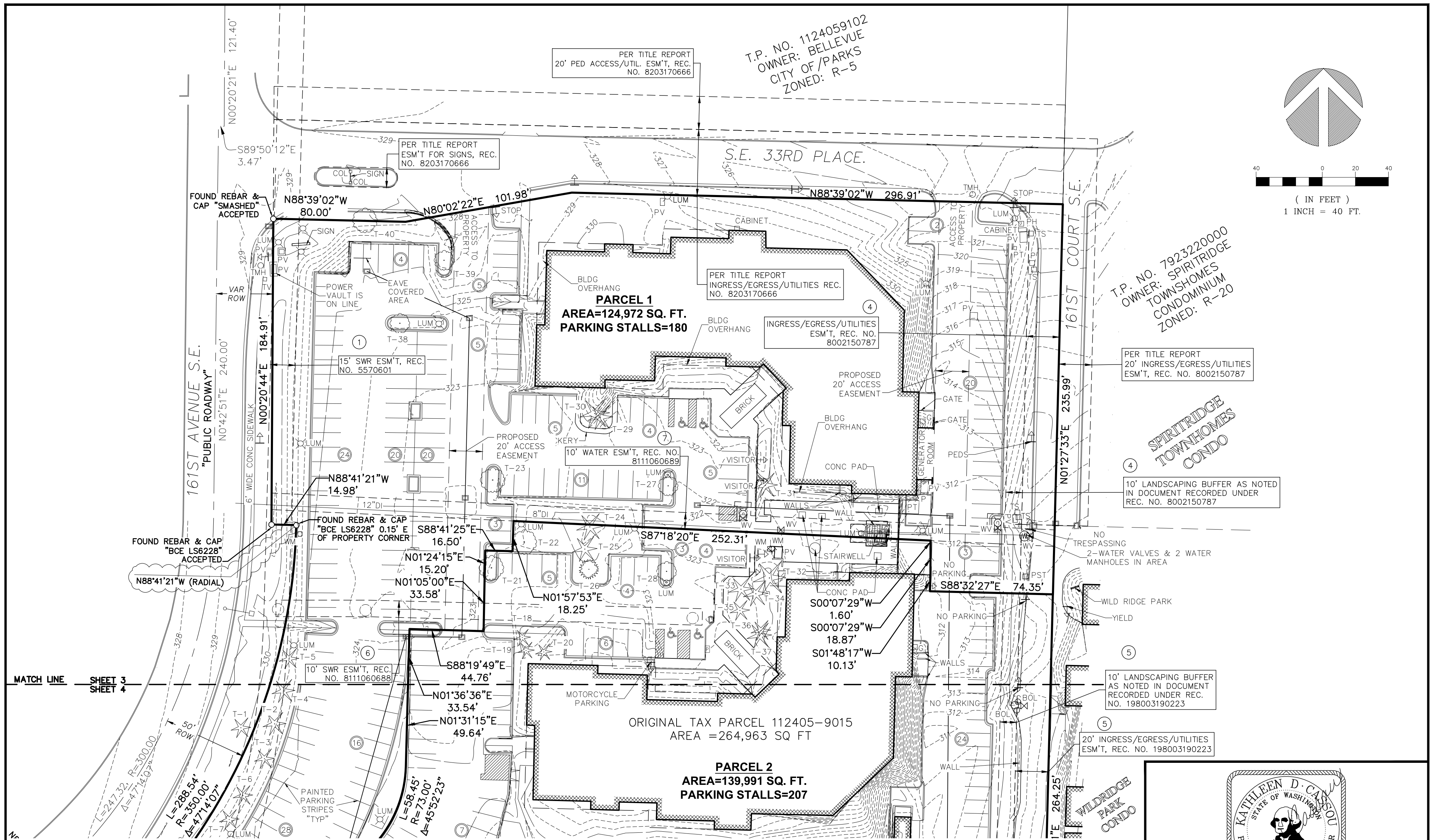
ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE

DATE	09/06/2019
DRAWN	SNS
CHECKED	KDC
APPROVED	KDC

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- LEGEND**
- | | | | |
|--|--------------------------|--|------------------------------|
| | AREA DRAIN | | POWER VAULT |
| | BUILDING CENTERLINE ROW | | REBAR AS NOTED (FOUND) |
| | DISABLED PARKING SPACE | | SEWER MAINTENANCE |
| | FIRE DEPT CONNECTION | | SIGN (AS NOTED) |
| | FIRE HYDRANT | | STORM CATCH BASIN |
| | GAS METER | | STORM CATCH BASIN, SOLID LID |
| | GAS VALVE | | STORM DRAIN MANHOLE |
| | GUY POLE | | WATER MANHOLE |
| | LUMINAIRE | | TELEPHONE MANHOLE |
| | MONITORING WELL | | TELEPHONE SENTRY |
| | MONUMENT IN CASE (FOUND) | | WATER METER |
| | BENCHMARK | | WATER VALVE |
| | NO PARKING | | YARD LIGHT |
| | POWER HAND HOLE | | PARKING SPACES |
| | POWER MANHOLE | | |
| | POWER METER | | |
| | POWER POLE W/ LIGHT | | |
| | STREET LIGHT | | |
| | POWER TRANSFORMER | | |
- TREES (FOR TYPE/SIZE SEE TREE TABLE ON SHEET SP-3)

CITY OF BELLEVUE
TWO LOT SHORT PLAT

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE
1" = 40'

DATE 01/02/2019

DRAWN SNS

CHECKED KDC

APPROVED KDC

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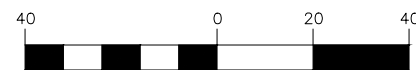
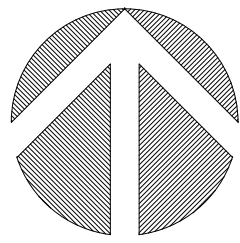
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09/06/2019

City of Bellevue

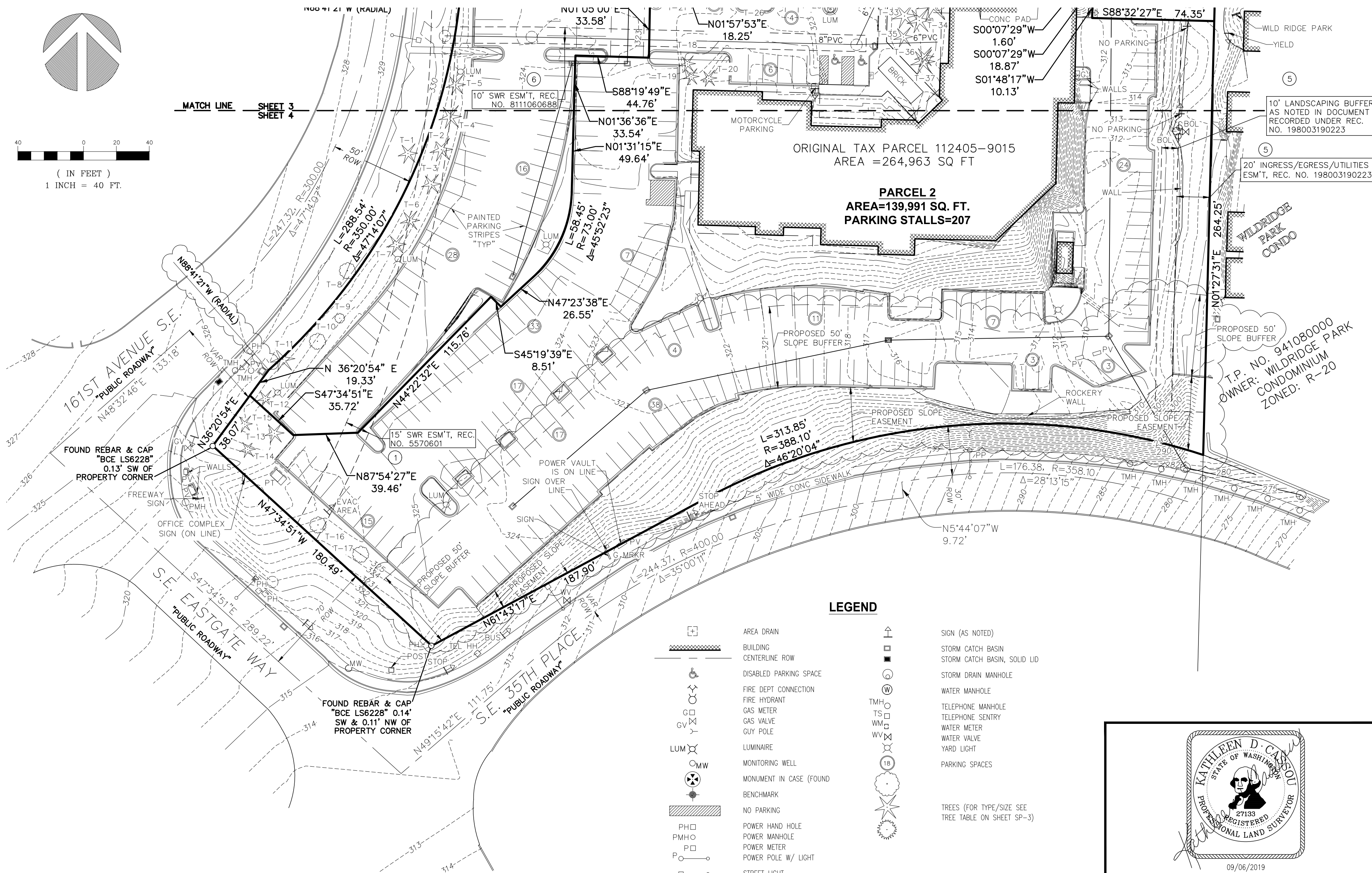
FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO. 217-8225-001	SHEET 3 OF 4
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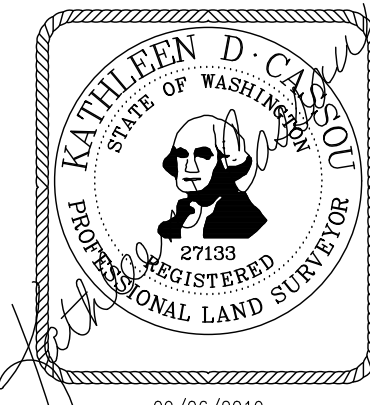
(IN FEET)
1 INCH = 40 FT.

MATCH LINE SHEET 3
SHEET 4



LEGEND

- | | | | |
|--|--------------------------|--|------------------------------|
| | AREA DRAIN | | SIGN (AS NOTED) |
| | BUILDING | | STORM CATCH BASIN |
| | CENTERLINE ROW | | STORM CATCH BASIN, SOLID LID |
| | DISABLED PARKING SPACE | | STORM DRAIN MANHOLE |
| | FIRE DEPT CONNECTION | | WATER MANHOLE |
| | FIRE HYDRANT | | TELEPHONE MANHOLE |
| | GAS METER | | TELEPHONE SENTRY |
| | GAS VALVE | | WATER METER |
| | GUY POLE | | WATER VALVE |
| | LUMINAIRE | | YARD LIGHT |
| | MONITORING WELL | | PARKING SPACES |
| | MONUMENT IN CASE (FOUND) | | |
| | BENCHMARK | | |
| | NO PARKING | | |
| | POWER HAND HOLE | | |
| | POWER MANHOLE | | |
| | POWER METER | | |
| | POWER POLE W/ LIGHT | | |
| | STREET LIGHT | | |
| | POWER TRANSFORMER | | |
| | POWER VAULT | | |
| | REBAR AS NOTED (FOUND) | | |
| | SEWER MAINTENANCE | | |



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

CITY OF BELLEVUE
TWO LOT SHORT PLAT

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE
1" = 40'

DATE 09/06/2019
DRAWN SNS
CHECKED KDC
APPROVED KDC

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SHEET 4 OF 4